

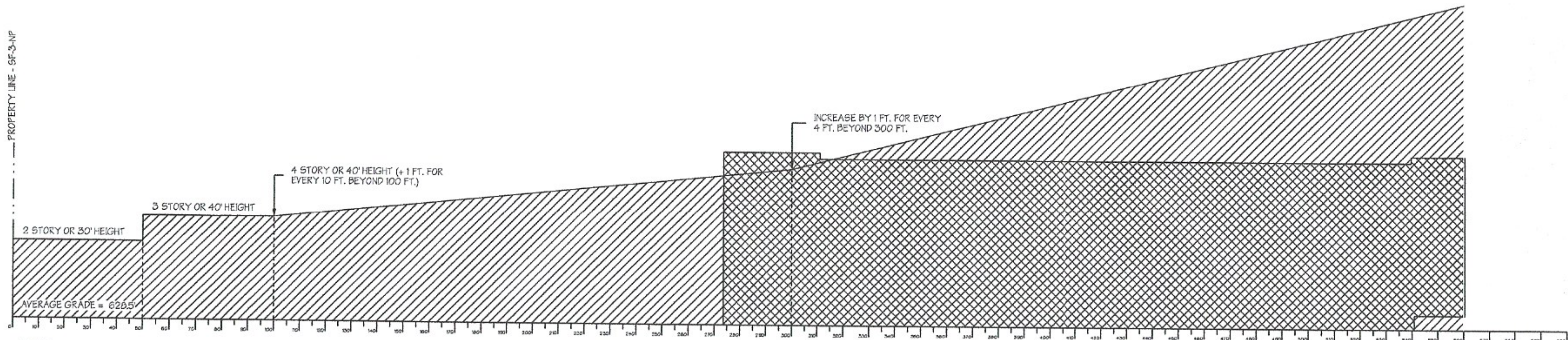
5

FROM PARD : RED : CURRENT PROPOSED ADDITION
TAN: FLOOD PLAIN (NO BUILD)
GREEN: EXISTING GREEN BELT

ATTACHMENT #6



↑
N
⑥

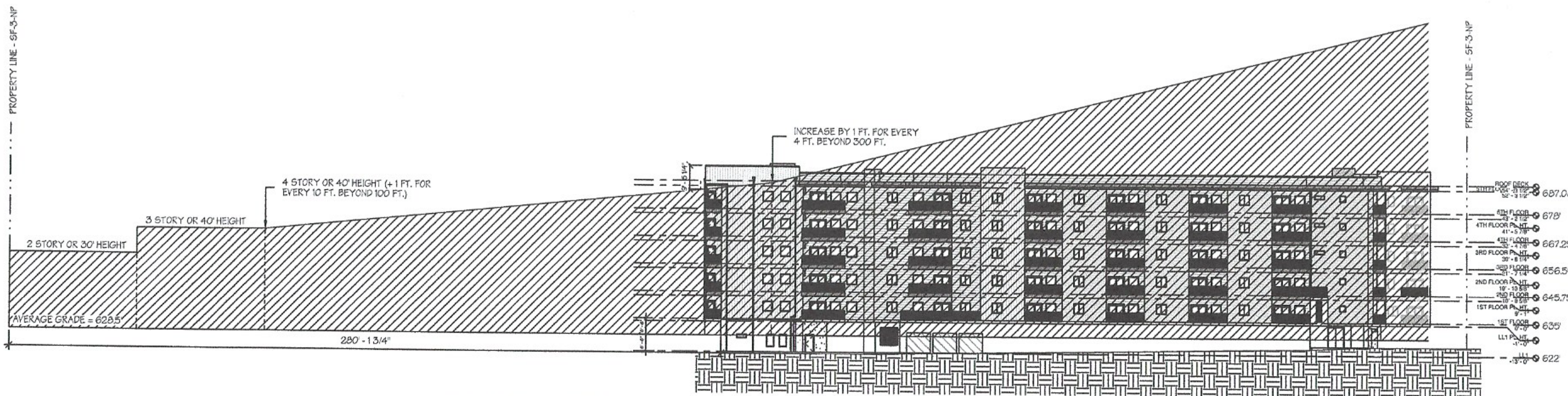


NOTES:
COMPATIBILITY STANDARDS ARE APPLICABLE TO ALL PROPERTY ADJOINING OR ACROSS THE STREET FROM A LOT ZONED AS A SF-5 OR MORE RESTRICTIVE OR WITHIN 540 FEET FROM A LOT ZONED SF-5 OR MORE RESTRICTIVE.

COMPATIBILITY INCLUDES:
1. HEIGHT
2. SETBACK
3. SCALE & CLUSTERING

4. BUFFERING
5. RECOGNITION OF PASSIVE USES WITHIN FLOOD PLAIN
6. DESIGN OF SIGNS

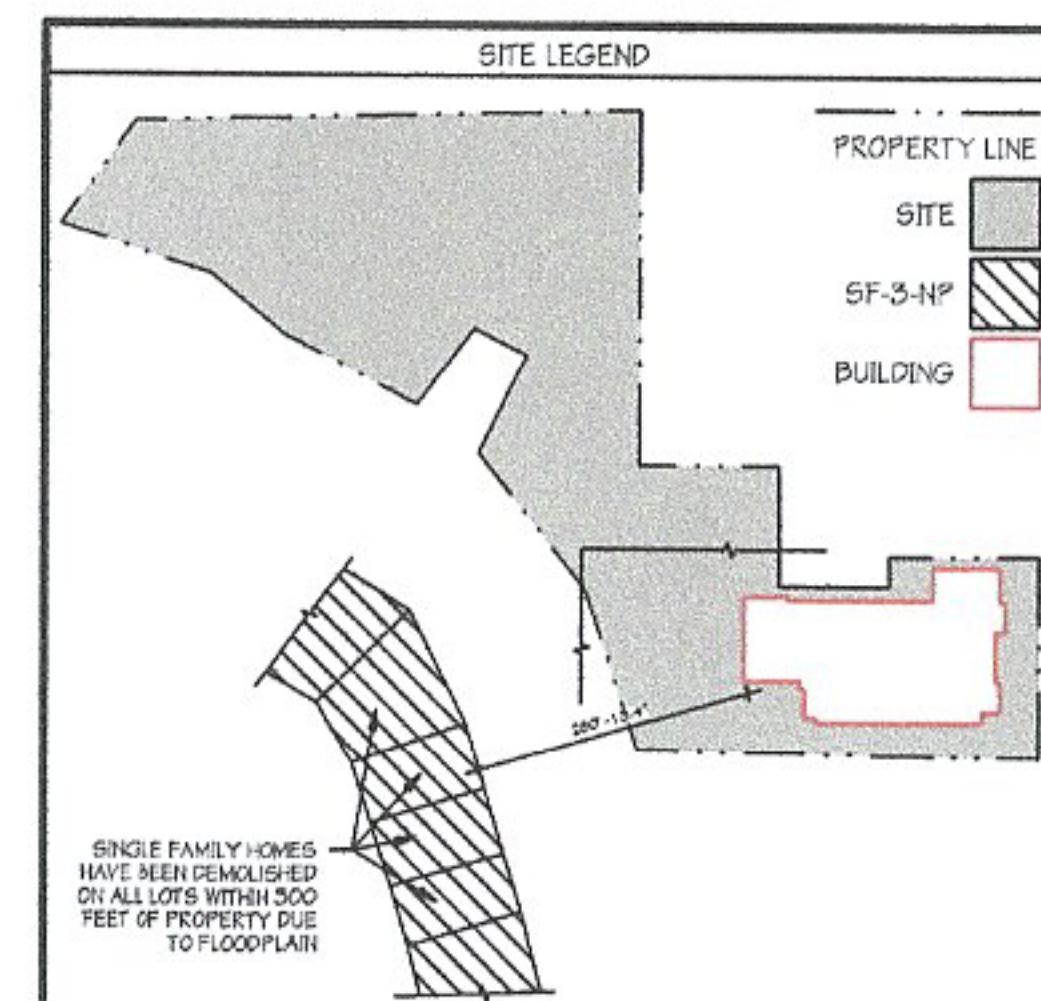
7. NOISE OF MECHANICAL EQUIPMENT
8. LIGHTING
9. PARKING AND DRIVEWAYS



1 FRONT BUILDING ELEVATION - SINGLE FAMILY COMPATIBILITY
1" = 20'-0"

COMPATIBILITY STANDARDS NOTE
PER SECTION 25-2-1052, COMPATIBILITY HEIGHT RESTRICTIONS SHOULD NOT APPLY IF THE PROPERTY THAT TRIGGERS THE COMPATIBILITY STANDARDS IS LOCATED IN A 100-YEAR FLOODPLAIN AND NOT DEVELOPED WITH A SINGLE-FAMILY DWELLING.

125 UNITS
COMPATIBILITY



FOR CITY USE ONLY: CASE # SP-2019-0600C

SITE PLAN APPROVAL: _____ OF _____
FILE NUMBER: SP-2019-0600C APPLICATION DATE: 10/23/2019
APPROVED BY COMMISSION ON: _____ UNDER SECTION 112 OF THE CITY OF AUSTIN CODE
SUPERVISOR DATE: 05/04/2020 CHAIRMAN: RANDY BOUDA
PROJECT EXPIRATION DATE (ORD. 807065-A): _____ DWG: 002

Release, Development Services Department
RELEASE FOR GENERAL COMPLIANCE: _____ ZONING
Rev. 1: _____ Correction 1: _____
Rev. 2: _____ Correction 2: _____
Rev. 3: _____ Correction 3: _____

Flood plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SP-2019-0600C

DRAWN BY: APF
CHECKED BY: JMK
PROJECT #: 19-2382



CONGRESS 4802, LLC
2013 RIO GRANDE ST.
AUSTIN, TX 78705

KELLY GROSSMAN
ARCHITECT
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WILDER
4802 SOUTH CONGRESS
AUSTIN, TX 78745

| No. | Revision | Date |
|-----|----------|------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

ISSUED FOR PERMIT
06/19/20

ISSUED FOR BID

ISSUED FOR CONSTRUCTION

DWG NAME

DATE
08/24/20

DESCRIPTION
ARCHITECTURAL ELEVATIONS

SHEET
25 OF 26



PARKS AND RECREATION BOARD

Tuesday, January 26, 2021 – 6:00pm
Via Videoconference

MAP

PARKS AND RECREATION BOARD MEMBERS:

Dawn Lewis (D-10), Chair

Anna L. DiCarlo (D-2)

Francoise Luca (D-7)

Romteen Farasat (D-4), Vice Chair

Kate Mason-Murphy (D-3)

Kim Taylor (D-8)

Richard DePalma (Mayor)

Sarah Faust (D-5)

Laura Cottam Sajbel (D-9)

Nina Rinaldi (D-1)

Fred Morgan (D-6)

10-1

AGENDA

CALL TO ORDER

CITIZEN COMMUNICATION: GENERAL

Bill Burch

Save our Springs

The first 10 speakers who register to speak no later than noon the day before the meeting will be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

Feb 9th

A. APPROVAL OF MINUTES

Approve the minutes of the Parks and Recreation Board regular meeting of December 4, 2020.

B. NEW BUSINESS: PRESENTATION, DISCUSSION AND POSSIBLE ACTION ITEMS

1. Discussion and possible action regarding Recommendation 20210126-B1 supporting the City of Austin's 2020 Legislative Agenda.

Presenters: Kimberly McNeeley, Director, Parks and Recreation Department and Brie Franco, Intergovernmental Relations Officer

- * 2. Make a recommendation to the Planning Commission to deny the applicant's request to pay fee in lieu of land dedication for 4802 S. Congress (SP-2019-0600C).

(*PARD Long Range Plan Strategies – Relief from Urban Life, Park Access for All; SD23 Outcomes – Health & Environment, Mobility, Safety*)

Presenter: Scott Grantham, Principal Planner, Parks and Recreation Department

3. Discussion and possible action regarding a recommendation to the City Council regarding modifications to Austin City Code for naming or renaming a park facility or feature.

Presenters: Anna DiCarlo and Francoise Luca, Board Members

4. Discussion and possible action regarding the 2020 Annual Internal Review of the Land, Facilities and Programs Committee.

Presenter: Fred Morgan, Board Member

When possible

Paragraph (1)(a)-(b) of this subsection and the Parkland Dedication Operating Procedures.

- (4) If an applicant dedicates less than the amount of land required for dedication under Subsection (E) due to the cap imposed by this subsection, the director shall require payment of a fee in-lieu of dedication under Section 25-1-605 (*Fee In-Lieu of Parkland Dedication*) for the remaining undedicated land.
- (5) A request by the director under this subsection may be consolidated with an appeal by the applicant under Section 25-1-605(F) (*Payment of Fee In-Lieu Dedication*).

Source: Ord. No. 20160128-086, Pt. 2, 2-8-16.

§ 25-1-603 - STANDARDS FOR DEDICATED PARKLAND.

- (A) In addition to the requirements of this article, land to be dedicated as parkland must meet the requirements of this subsection.
 - (1) Parkland must be easily accessible to the public and open to public view so as to benefit area residents, enhance the visual character of the City, protect public safety, and minimize conflicts with adjacent land uses.
 - (2) On-street and off-street connections between residential neighborhoods shall be provided, wherever possible, to provide reasonable access to parks and open space areas.
 - (3) In addition to the requirements of this subsection, parkland must comply with the standards in the Comprehensive Plan, the Park and Recreation Long-Range Plan, the Environmental Criteria Manual, and the Parkland Dedication Operating Procedures.
- (B) The director shall determine whether land offered for dedication complies with the standards for dedication under Subsection (A) of this section and may require a subdivision or site plan applicant to provide information deemed necessary to determine compliance.
- (C) Unless otherwise required under the Parkland Dedication Operating Procedures, fifty percent of acreage in the 100 year floodplain that is dedicated as parkland may be credited toward fulfilling the requirements of this article if any adjoining land within the 25 year floodplain is also dedicated as parkland. The land within the 25 year floodplain may not be credited toward fulfilling the requirements of this article.
- (D) Land identified on the Deficient Parkland Area Map maintained by the Parks and Recreation Department that does not otherwise comply with the standards for parkland dedication may be accepted as dedicated parkland if the director determines that the land will provide recreational or educational opportunities for the surrounding community. In this event, 50 percent of the acreage may be credited toward fulfilling the requirements of this article.

Source: Ord. No. 20160128-086, Pt. 2, 2-8-16.

§ 25-1-604 - PRIVATE PARKLAND.

- (A) The director may allow up to a 100 percent credit toward fulfilling the requirements of:
 - (1) Section 25-1-602 (*Dedication of Parkland*) for privately owned and maintained parkland or recreational easements that are available for use by the public and meet the standards of the Parkland Dedication Operating Procedures; and
 - (2) Section 25-1-606 (*Parkland Development Fee*) for recreational facilities that are located on privately owned and maintained parkland and available for use by the public.
- (B) The director may allow up to a 100 percent credit toward fulfilling the requirements of this article for private parkland in a subdivision or site plan located outside the city limits, if: